

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

October 11, 2022

Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.

CALL TO ORDER: The regularly scheduled Planning and Zoning Commission meeting was called to order on October 11, 2022 at 7:00 p.m. by Chairperson Pavlick in City Council Chambers at 555 Frost Rd.

PLEDGE OF ALLEGIANCE led by Mayor Broska.

INVOCATION led by Chairperson Pavlick.

ROLL CALL: Commission members in attendance - Deb Covert, Ron Good, Ted Hurd, Marty Richmond, Jerome Pavlick, and Brian Salyer.

Commission members absent: Curt Gallo

Also in attendance: Mayor Glenn Broska, Planning and Zoning Director John H. Cieszkowski Jr., Assistant Planner Jimmy Hoppel, Law Director Paul A. Janis, and Clerk Angella Fausset.

DISPOSITION OF MINUTES: A motion to accept the August 9, 2022 regular meeting minutes as presented was made by Mr. Good, motion seconded by Mr. Salyer. By voice vote, motion carried.

SIGN REVIEW CHAPTER 1159:

9550 State Route 14 – Raising Cane's Sign Review

Application #SR22-15

Applicant: Ashley Newnam/OLIO Development Group 1062 Ridge St. Columbus, Ohio 43215

Application for (4) signs

Ashley Newnam requested approval for (2) wall signs, (1) canopy sign, and (1) planter sign for Raising Cane's Restaurant.

Assistant Planner Jimmy Hoppel, gave details on the application, including (4) signs and (2) pieces of exterior artwork. He confirmed the landscaping shown around the planter sign was a part of the site plan review that the Commission approved in June. Staff answered questions from the Commission regarding the alignment of the planter sign with the other signs on State Route 14 at the higher elevation. All signs comply with the 10' setback and generally the signs that are located up on the hill are placed farther back.

MOTION

Ms. Covert: I hereby move, on this 11th day of October, 2022, that the Streetsboro Planning and Zoning Commission approve application #SR22-15, a sign review for Raising Cane's Chicken Fingers 9550 State Route 14, Streetsboro, Ohio 44241 Parcel No. 35-034-10-00-001-002 to construct 4 signs including one 30.75-square foot wall sign on the east elevation of the building above the main entrance; one 17.31-square foot wall sign on the south elevation of the building above the drive-thru window; one 17.13-square foot "One Love" canopy sign on east canopy; one 32-square foot planter sign; and 2 pieces of art work. Per the site plans received on September 19, 2022. No signage shall be installed until a building permit has been paid for and issued by the Building Department.

Motion seconded by Mr. Good.

Roll Call Vote:	Ms. Covert:	Yes	Mr. Gallo:	(absent)	Mr. Good:	Yes	
Mr. Hurd:	Yes	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 6 – No: 0)

9169 State Route 14 – El Campesino Sign Review

Application #SR22-16

Applicant: Angelique Miller/Signs330, 118 S. Main St. Munroe Falls, Ohio 44262

Application for (1) planter sign

Jimmy Hoppel informed the Commission that the applicant was not present to represent the sign application.

A motion to table application SR-22-16 was made by Mr. Good, motion seconded by Mr. Hurd. By voice vote, motion carried.

NEW BUSINESS:

675 Mondial – DHL/Exeter Site Plan Amendment Application #SPA22-10

Applicant: Chris Copeland/The Mannik & Smith Group, 20600 Chagrin Blvd. Ste 500 Shaker Heights, Ohio 44122
Site Plan Amendment for parking expansion

Mr. Copeland introduced himself to the Commission as the Civil Engineer for the project. The applicant explained that Exeter is the purchaser of the facility, which is leased to DHL, and that as part of the contractual obligations, they are requesting the addition of 18 semitruck parking spaces. During a pre-app meeting, City Staff informed the applicant that the area intended to accommodate the trailer parking stalls was part of the landbank parking. Based on the building's square footage and use breakdown, a new plan was filed with the proposal that included 45 landbanked parking spaces in addition to the 102 already present spaces.

Jimmy Hoppel, Assistant Planner, provided the Commission members with details about additional related improvements, including landscaping and potential future landscaping surrounding the landbanked spaces if it was ever developed.

Bryan Salyer inquired about the applicant's knowledge of the new pavement's water discharge. According to the city engineer, the disturbed area is less than 1 acre, thus it can enter the current storm sewer. In order to address any questions, Mr. Hurd asked the applicant if he had reviewed the memo from the Planning and Zoning Department. Chris expressed his commitment to resolve any issues to meet the requirements.

MOTION

Ms. Covert: I hereby move, on this 11th day of October, 2022, that the Streetsboro Planning and Zoning Commission approve application #SPA22-10, a site plan amendment for EQT Exeter 675 Mondial Parkway, Streetsboro, Ohio 44241 Parcel No. 35-033-00-00-015-017 to construct 18 semi-truck trailer parking spaces on the north west side of the site and relocate the required landbanked parking spaces to the front of the building (41 spaces) and to the east side of the site (4 spaces). Per the site plans received on September 12, 2022. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Assistant Planner's memo dated October 5, 2022. No construction shall commence until a zoning certificate has been paid for and issued by the Planning and Zoning Department and a building permit has been paid for and issued by the Building Department. If future expansion or signage for the project is indicated on the site plan it will not be approved at this time.

Motion seconded by Mr. Good

Roll Call Vote:	Ms. Covert:	Yes	Mr. Gallo:	(absent)	Mr. Good:	Yes
	Mr. Hurd:	Yes	Mr. Pavlick:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 6 – No: 0)

COMMISSION MEMBER COMMENTS:

Announcements:

The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, November 8, 2022 at 7 p.m. in the Streetsboro Municipal Building located at 555 Frost Road

ADJOURNMENT: Motion to adjourn was made by Ms. Covert and seconded by Mr. Good. By voice vote, motion carried. Meeting adjourned at 7:25 p.m.

ATTEST:



Angella M. Fausset
Planning and Zoning Clerk



Jerome Pavlick
Chairperson